

**ZB# 89-42**

**Raymond Dolan**

**80-8-21**

#89-42 - Dolan, Raymond - rear yd - CL zone

Notes:

Aug. 14, 1989.

Fee paid  
8/22/89 ✓

Public Hearing:  
Sept. 25<sup>th</sup>  
(Pending 1st).

Notice to  
Sentinel on

9/11/89.

Fee paid

Area variance  
granted - 9/25/89.

# General Receipt

10936

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

Oct. 11 19 89

Received of Raymond Dolax \$ 25.00

Twenty-five and 00/100 DOLLARS

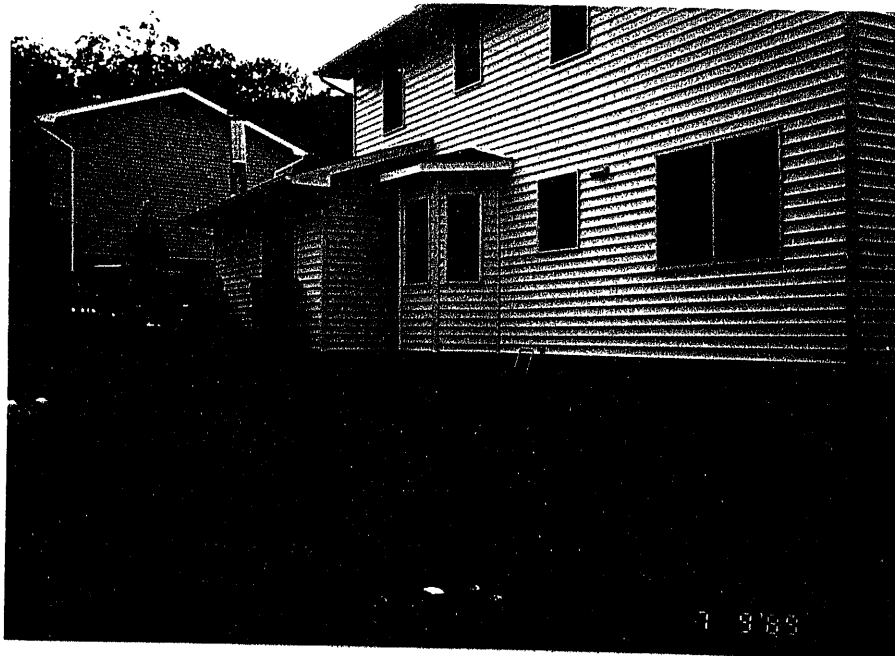
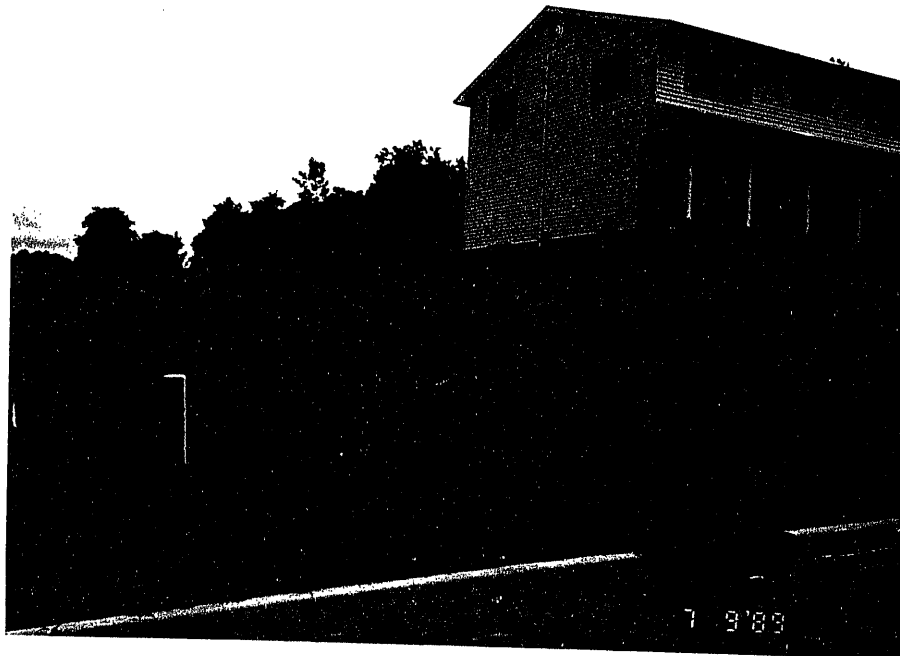
For ZBA Application Fee #89-42

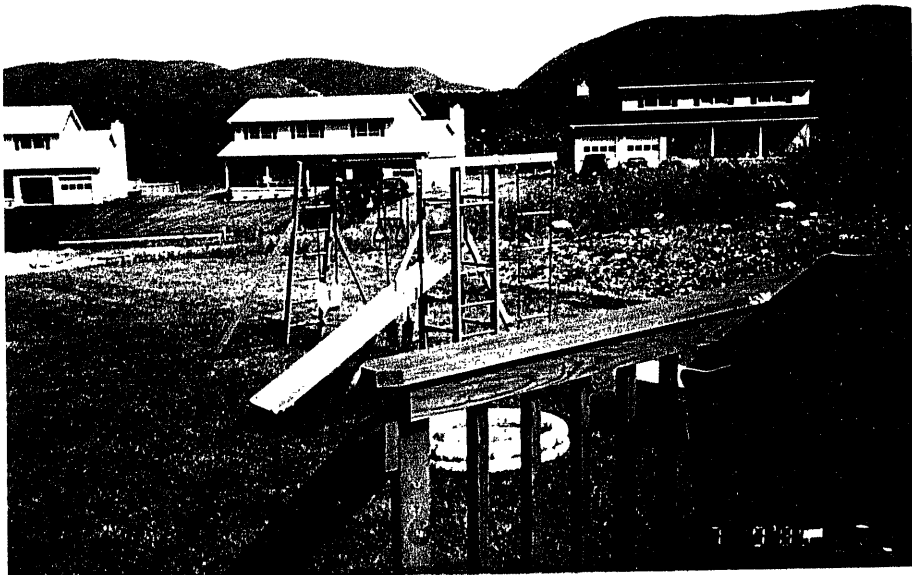
FUND	CODE	AMOUNT
CR# 3777		25.00

By Pauline H. Townsend es

Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609





#89-42-161en, Raymond - near yd - il zone

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of  
RAYMOND DOLAN

DECISION GRANTING  
AREA VARIANCE

#89-42.

-----X

WHEREAS, RAYMOND DOLAN, residing at 103 Shaker Court, New Windsor, N. Y. 12550, has made application before the Zoning Board of Appeals for a 9 ft. rear yard variance to construct a deck at his above residence located in ~~R-4~~ <sup>CL</sup> zone; and

WHEREAS, a public hearing was held on the 25th day of September, 1989 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared in behalf of himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The evidence shows that applicant is seeking permission to vary the bulk regulations with regard to rear yard in order to construct a deck on an existing one-family structure in an R-4 zone.
3. The evidence presented by Applicant substantiated the fact that a variance for less than the allowable rear yard would be required in order for Applicant to construct a deck which otherwise would conform to the bulk regulations contained in the R-4 zone and rejection of same would cause practical difficulty to Applicant since the relief sought by Applicant is not substantial in relation to the required bulk regulations.
4. The evidence presented by the applicant further shows that rear yard is irregularly shaped and this creates a need for a variance due to inadequate rear yard depth at one end. The applicant is seeking to extend an existing, smaller deck and has designed the extension so as to minimize this variance request.
5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

6. The requested variance will produce no effect on the population density or governmental facilities.

7. That there is no other feasible method available to Applicant which can produce the necessary results other than the variance procedure.

8. The interest of justice would be served by allowing the granting of the requested variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 9 ft. rear yard variance sought by Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: October 23, 1989.

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Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

28

August 24, 1989

Raymond P. & Virginia M. Dolan  
103 Shaker Ct.  
New Windsor, NY 12550

Re: Tax Map Parcel #80-8-21 Variance List - 500 ft.

Dear Mr. & Mrs. Dolan:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

*Leslie Cook*

LESLIE COOK  
Sole Assessor

LC/po  
Attachments

cc:

P. Bernhart

rec'd atty 8/25/89

Zimmerman, Robert P. & Mary Ellen  
17 Shaker Ct.  
New Windsor, NY 12550

Seto, Wing & Lois  
104 Shaker Ct., No.  
New Windsor, NY 12550

Morfe, Michael E. & Carmen P.  
350 Butternut Dr.  
New Windsor, NY 12550

Herlihy, Dennis  
& Susan Mayer  
348 Butternut Dr.  
New Windsor, NY 12550

Cazzolla, Keith & Karen  
346 Butternut Dr.  
New Windsor, NY 12550

Fioravanti, Eric L. & Judith A.  
127 Creamery Dr.  
New Windsor, NY 12550

Mahedy, Dennis P. & Debra S.  
125 Creamery Dr.  
New Windsor, NY 12550

Elleby, Dorothy  
123 Creamery Dr.  
New Windsor, NY 12550

Petronzio, Mark D.  
& Barbara Nugent  
6 Hazely Ct.  
Rochelle Park, NJ 07662

Cabrera, Ronald  
4 Shaker Ct.  
New Windsor, NY 12550

Marotta, James A. & Jennifer A.  
108 Shaker Ct.  
New Windsor, NY 12550

Bjorkman, John & Doris  
107 Shaker Ct., No.  
New Windsor, NY 12550

Kane, Michael S. & Patricia A.  
105 Shaker Ct., No.  
New Windsor, NY 12550

Hannon, Thomas M. & Kathleen A.  
101 Shaker Ct., No.  
New Windsor, NY 12550

Krom, George R. Jr.  
& Donald T. Krom  
11 Maple Ave.  
Cornwall-on-Hudson, NY 12520



Cornwall Paper Mills Co. X  
300 Executive Dr.  
Suite 360  
West Orange, NJ 07052

The Order of St. Helena X  
PO Box 426  
Vails Gate, NY 12584

The McQuade Foundation X  
PO Box 4064  
New Windsor, NY 12550

The Town of New Windsor X  
555 Union Ave.  
New Windsor, NY 12550

Goodridge, Neil & Amy W. X  
345 Butternut Dr.  
New Windsor, NY 12550

Quinn, Francis E. X  
& Nancy T. Shannon  
342 Butternut Dr.  
New Windsor, NY 12550

Andoom Development Co., Inc. X  
33 Sweet Briar Rd.  
Stamford, CT 06905

Pullano, Anthony & Pauline X  
3 Shaker Ct.  
New Windsor, NY 12550

Arcaro, Vincent & Sandra X  
5 Shaker Ct.  
New Windsor, NY 12550

Perretti, Donald J. & Gina X  
9 Shaker Ct.  
New Windsor, NY 12550

Villafane, Rafael E. & Linda X  
11 Shaker Ct.  
New Windsor, NY 12550

Foschini, Errol & Emilia X  
13 Shaker Ct.  
New Windsor, NY 12550

Stone, Howard & Kathleer X  
15 Shaker Ct.  
New Windsor, NY 12550

9/25/89 Public Hearing - Dolan, Raymond - #89-42.

Name:  
RONALD GABRIEL

Address:  
4 SHAFER CT.



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

1763 NOTICE OF DISAPPROVAL OF BUILDING PERMIT

FILE NUMBER 89-35

TO: RAYMOND DOLAN  
103 SHAKER CT. NORTH  
NEW WINDSOR, N.Y. 12550

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 19 JUL 89,  
FOR PERMIT TO CONSTRUCT DECK  
AT ABOVE ADDRESS IS DISSAPROVED ON THE  
FOLLOWING GROUNDS INSUFFICIENT REAR YARD DEPTH

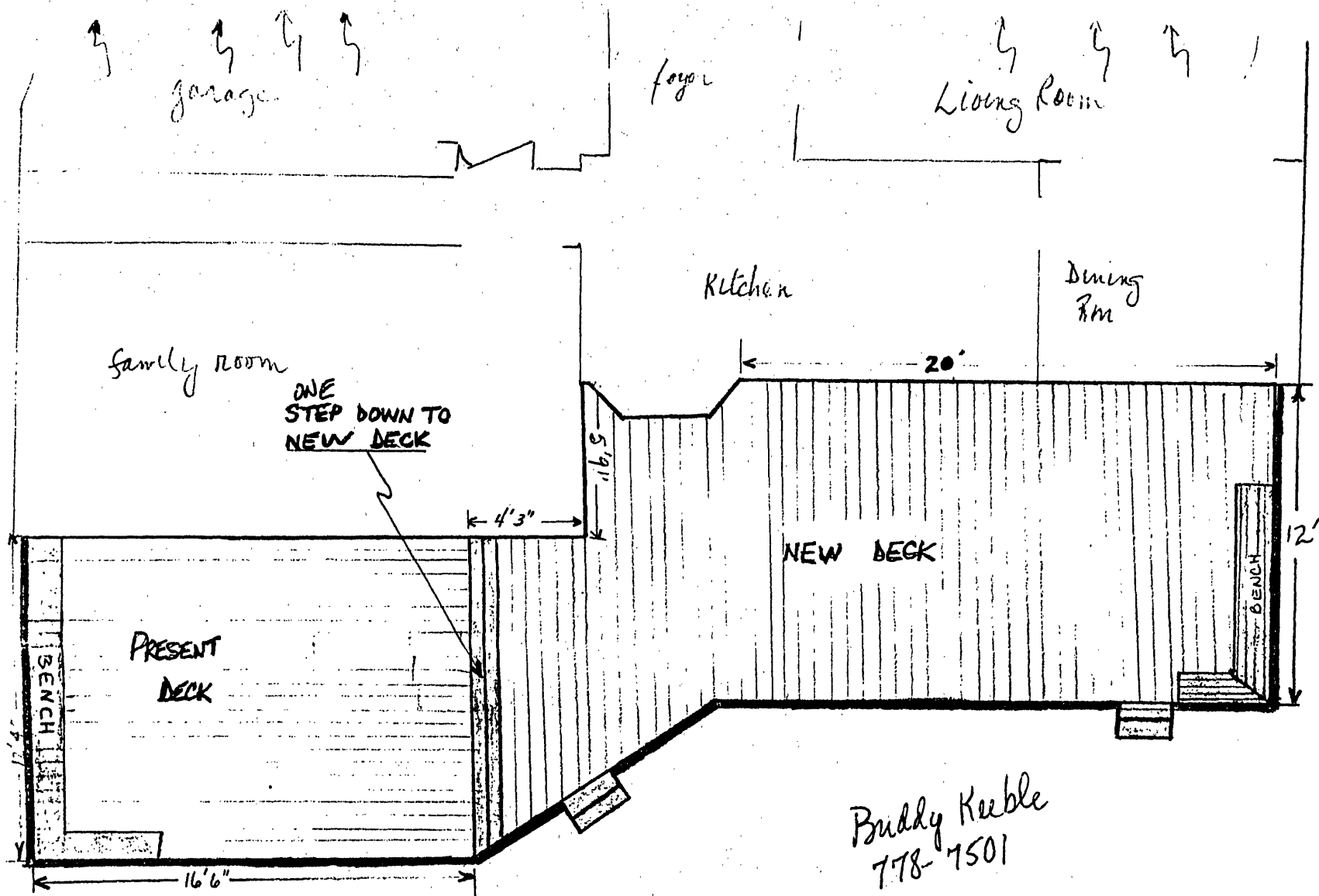
ZONE <u>CL</u>	TYPE OF VARIANCE <u>AREA</u>	
REQUIREMENTS	PROPOSED	VARIANCE
<u>40'</u>	<u>31'</u>	<u>9'</u>

CALL PAT BARNHART (ZBA SECRETARY) AT 565-8550 FOR APPOINTMENT

*Pat Fullen*

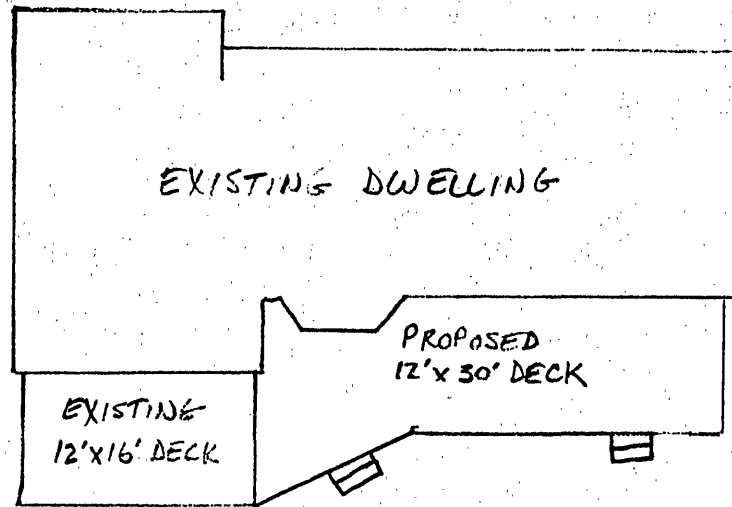
BUILDING/ZONING INSPECTOR

T

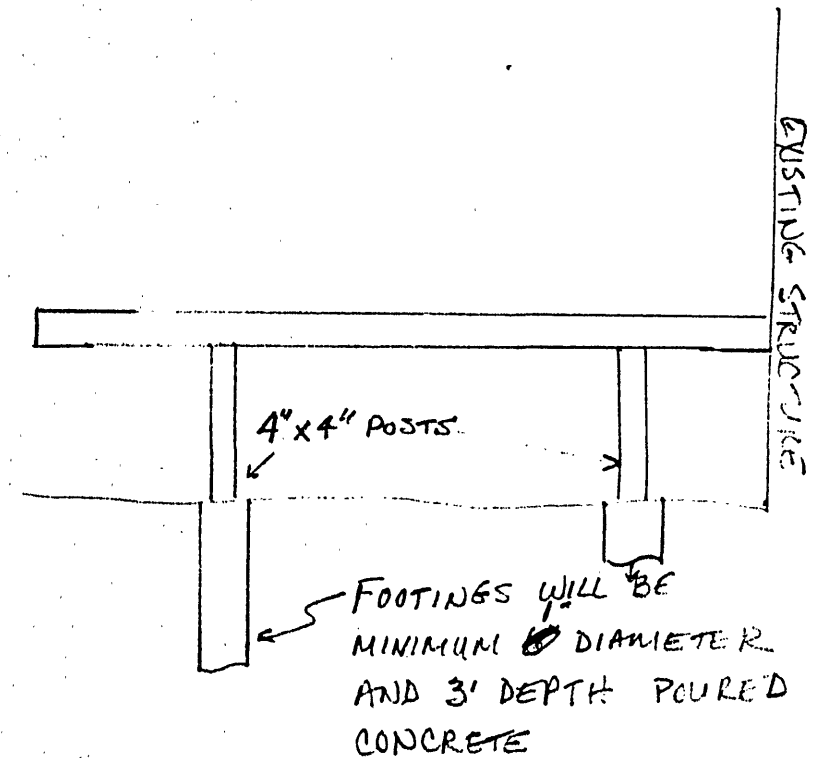


Buddy Keeble  
778-7501

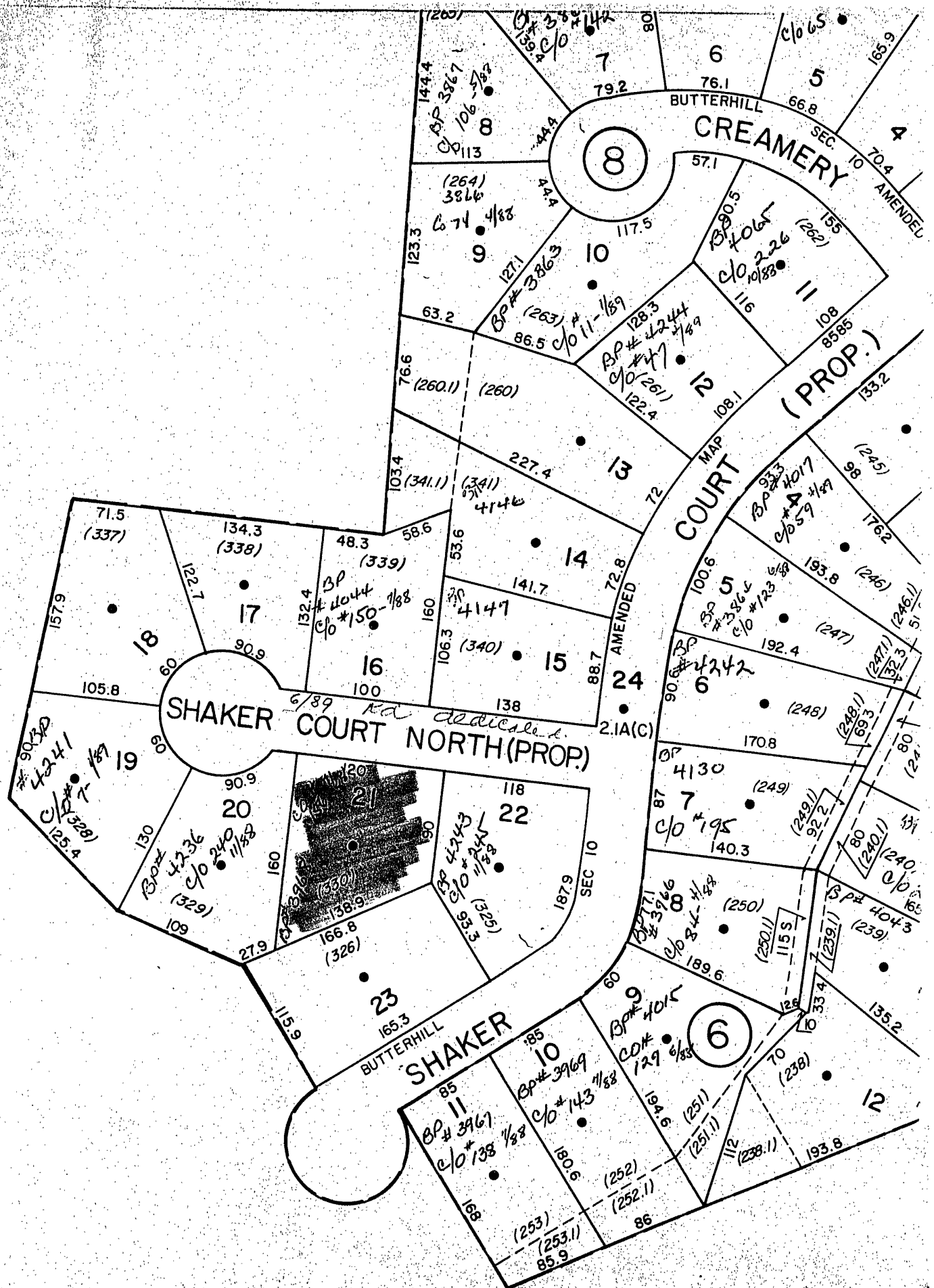
TOP VIEW



SIDE VIEW



LEDGER WILL BE 2"x8", w/ LAG BOLTS  $\leq 16"$   
 JOISTS WILL BE 2"x8" w/  $\leq 18"$  BTWN &  
 HEADERS WILL BE DOUBLE 2"x8"  
 JOIST HANGERS  
 RAILINGS



CONC CURB SHAKER COURT NORTH

TO SHAKER COURT --

SHAKER COURT NORTH

CONC CURB

N 85° 07' 38" E 120.00'

FILED MAP  
LOT 330  
13,000<sup>±</sup> SF  
0.34<sup>±</sup> AC.

FILED MAP LOT 325

S 4° 52' 22" E 90.00'

N 4° 52' 22" W 160.00'

40.2'

18.1'

13.6'

2 STORY  
FRAME  
DWELLING

CELLAR  
ENTRANCE

PROPOSED  
DECK  
EXTENSION

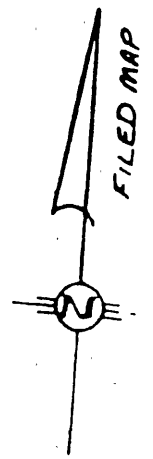
S 54° 52' 15" W

FILED MAP LOT 326

138.92'

PROPOSED REAR YARD  
SET BACK IS 31'

THIS SET OF  
STAIRS WOULD  
BE REMOVED



CERTIFICATION

I hereby certify to  
Title Insurance Com  
successors and/or  
actual field survey  
20 June 1988 perform  
adopted by the N  
Surveyors Inc., an  
belief, correct.

PROPOSED  
CONSTRUCTION  
OF DECK EXTENSION

# IMPORTANT

## REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1-WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING);
- 2-FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3-INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4-WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5-INSULATION.
- 6-PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
- 7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR.
- 8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9-PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10-THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11-SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises ..... RAYMOND P. AND VIRGINIA M. DALAN .....  
Address..... 103 SHAKER COURT NORTH, NEW WINDSOR, NY ..... Phone..... 565-0646 .....  
Name of Architect..... N/A .....  
Address..... ..... Phone .....  
Name of Contractor ..... N/A .....  
Address..... ..... Phone .....  
State whether applicant is owner, lessee, agent, architect, engineer or builder..... OWNER .....  
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the..... 5 ..... side of..... SHAKER COURT NORTH .....  
(N. S. E. or W.)  
and ..... 175 ..... feet from the intersection of..... SHAKER COURT .....
2. Zone or use district in which premises are situated .....
3. Tax Map description of property: Section..... 80 ..... Block..... 8 ..... Lot..... 320-21 .....
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy ..... b. Intended use and occupancy .....
5. Nature of work (check which applicable): New Building..... Addition..... X ..... Alteration..... Repair..... Removal.....  
Demolition..... Other.....



WORK AND DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1-WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING);
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- 4-WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5-INSULATION.
- 6-PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
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89-35

Name of Owner of Premises ..... RAYMOND P. AND VIRGINIA M. DOLAN .....

Address ..... 103 SHAKER COURT NORTH, NEW WINDSOR ..... Phone ..... 565-0646 .....

Name of Architect ..... N/A .....

Address ..... Phone .....

Name of Contractor ..... N/A .....

Address ..... Phone .....

State whether applicant is owner, lessee, agent, architect, engineer or builder..... OWNER .....

If applicant is a corporation, signature of duly authorized officer. ....

.....  
(Name and title of corporate officer)

1. On what street is property located? On the ..... S ..... side of ..... SHAKER COURT NORTH .....  
(N. S. E. or W.)  
and ..... 17.5 ..... feet from the intersection of ..... SHAKER COURT .....
2. Zone or use district in which premises are situated .....
3. Tax Map description of property: Section ..... 80 ..... Block ..... 8 ..... Lot ..... 320-21 .....
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy ..... b. Intended use and occupancy .....
5. Nature of work (check which applicable): New Building..... Addition.. X .. Alteration..... Repair..... Removal.....  
Demolition..... Other.....
6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....  
Is this a corner lot?..... No .....
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....  
Number of bedrooms..... Baths..... Toilets.....  
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....  
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....  
..... 12 x 30 Deck .....
10. Estimated cost ..... \$1500.00 ..... Fee ..... 20.00 .....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....  
Approved.....19.....  
Disapproved a/c.....  
Permit No. ....

Office Of Building Inspector  
Michael L. Babcock  
Town Hall, 555 Union Avenue  
New Windsor, New York 12550  
Telephone 565-8807

Refer —  
Planning Board.....  
Highway.....  
Sewer .....  
Water .....  
Zoning Board of Appeals .....

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....*July 18*.....19*89*...

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

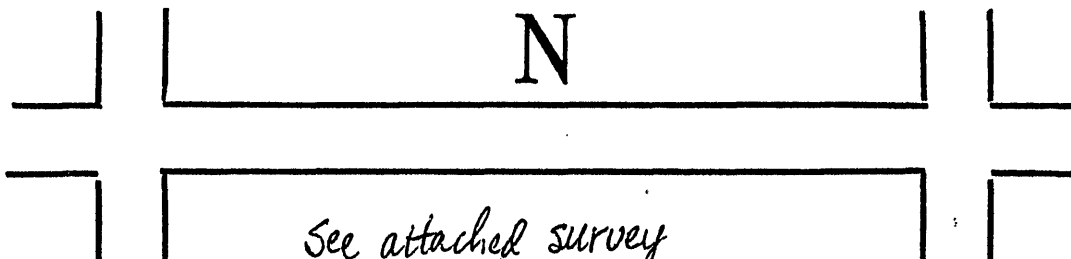
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

*Raymond P. Dolan*  
(Signature of Applicant)

*103 SHARON COURT NORTH*  
(Address of Applicant)  
*NEW WINDSOR, NY 12550*

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.  
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT  
Pursuant to New York State Building Code and Town Ordinances

Date... JULY 18 ...1989...

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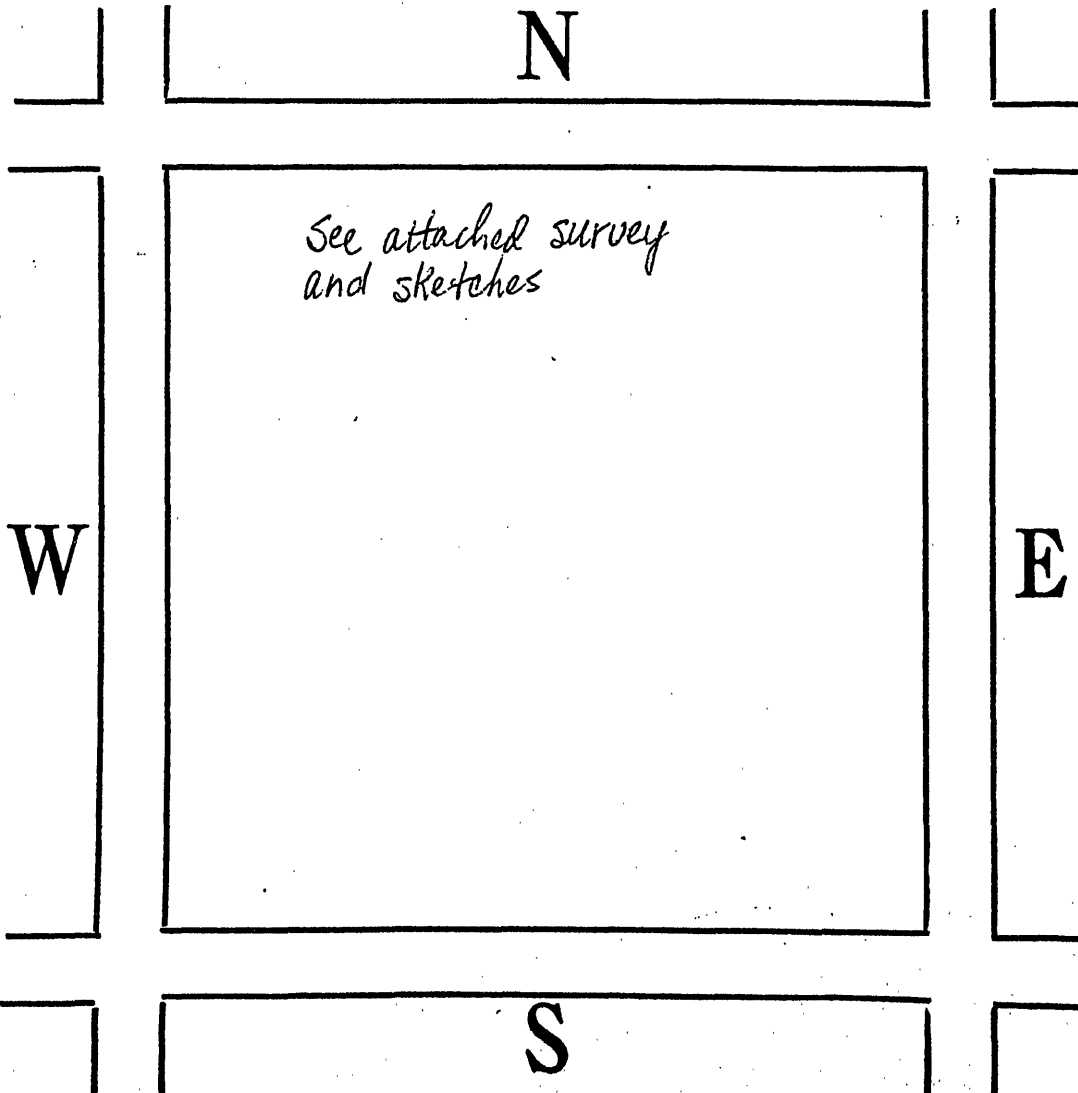
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Raymond P. Moran  
(Signature of Applicant)

103 SHANKS COURT NORTH  
(Address of Applicant)  
NEW WINDSOR, NY 12550

### PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.  
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-34A of the  
Zoning Local Law on the following proposition:

Appeal No. 43.

Request of Raymond P. Dolan.

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of extension to rear  
deck w/ insufficient rear yard;

being a VARIANCE of

Section 48-12 - Table of Use/Bulk Regs. - Col. G.

for property situated as follows:

103 Shaker Court North, New Windsor,

N.Y. 12550 - known & designated as tax

map Section 80 - Block 8 - Lot. 21

SAID HEARING will take place on the 25<sup>th</sup> day of  
September, 1989, at the New Windsor Town Hall,

555 Union Avenue, New Windsor, N. Y. beginning at

7:30 o'clock P. M.

James Nugent.  
Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 8/22/89-89-42

Date: August 21, 1989

I. Applicant Information:

- (a) Raymond P. and Virginia M. Dolan Same  
(Name, address and phone of Applicant) (Owner)  
(b) 103 Shaker Court North, New Windsor, NY 12550  
(~~Name, address and phone of purchaser or lessee~~)  
(c) NA  
(Name, address and phone of attorney)  
(d) NA  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance  
☒ Area Variance ☐ Interpretation

III. Property Information:

- (a) CL 103 Shaker Court North 80-8-21 one-third acre ±  
(Zone) (Address) (S B L) (Lot size)  
(b) What other zones lie within 500 ft.? None  
(c) Is a pending sale or lease subject to ZBA approval of this application? No  
(d) When was property purchased by present owner? July 30, 1988  
(e) Has property been subdivided previously? No When? \_\_\_\_\_  
(f) Has property been subject of variance or special permit previously? No When? \_\_\_\_\_  
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No  
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: No.

IV. Use Variance: NA

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (1.) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 98-12, Table of Use/Bulk Regs., Col. C.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.	<u>40'</u>	<u>31'</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

\* Residential Districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

A depth of less than 12' will detract from the practical utility of the proposed deck extension. Additionally, the deck is being continued to attach to the existing dining room to allow for a second entrance to the deck from the house in the future. The proposed extension was angled to follow the property line as much as possible to minimize the required variance.

VI. Sign Variance: NA

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Interpretation: NA

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

- (b) Describe in detail the proposal before the Board:

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Pictures of the present landscaping of our home have been include with the application. Similar landscaping will be placed around the poropsed deck extension, as well as outdoor accent lighting. The planned work will conform with both the spirit and intent of the New Windsor Zoning Local Law. The proposed deck extension will be of similar construction to the existing deck and will present a neat, pleasing appearance.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date August 21, 1989

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Raymond P. Dolan  
(Applicant)

Sworn to before me this

22nd day of August, 1989.

Patricia A. Barnhart

PATRICIA A. BARNHART  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1991

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_.
- (b) Variance is \_\_\_\_\_.
- Special Permit is \_\_\_\_\_.
- (c) Conditions and safeguards: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.